



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

February 4, 2013
1302-PUD-02
Exhibit 1

Petition Number: 1302-PUD-02

Petitioner: Throgmartin-Henke Development, LLP

Representative: Charlie Frankenberger and Jon Dobosiewicz, Nelson & Frankenberger

Request: An amendment to the Bridgewater PUD to replace the landscape buffer provisions (Section 11.H) applicable to the eastern perimeter of Parcel M4.

Current Zoning: Bridgewater PUD

Current Land Use: Vacant

Approximate Acreage: 9.44 acres

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Proposed Bridgewater PUD Amendment, 01/04/13
4. Bridgewater PUD Ordinance (Ord. 06-49)

Staff Reviewer: Sarah L. Reed, AICP

Petition History

This petition was introduced at the January 14, 2013 City Council meeting and appeared before the Technical Advisory Committee on January 22, 2013. It is scheduled to receive a public hearing at the February 4, 2013 Advisory Plan Commission (the "APC") meeting.

Procedural

Amendments to Planned Unit Developments are required to be considered at a public hearing. The public hearing for this petition is scheduled for the February 4, 2013 APC meeting.

Project Overview

Project Location

The subject property is approximately 9.44 acres in size and is located at the northeast corner of 146th Street and Carey Road, within the commercial area of the Bridgewater PUD (the "Property").

Project Description

The proposal is to amend the Bridgewater PUD to replace the landscape buffer provisions (Section 11.H) applicable to the eastern perimeter of Parcel M4. The amendment will allow for the preservation of existing trees, additional new trees and shrubs, a masonry wall. A full summary of the proposal can be found in Exhibit "A" of the proposed PUD amendment (see Exhibit 3).

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Staff Comments

1. No action is required at this time.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the proposal based on APC and public comments.
3. If any APC member has questions prior to the public hearing, then please contact Sarah Reed at 317.503.1220 or sreed@westfield.in.gov.



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